
11. Community Identity



“I found Simon Wheeler dozing comfortably by the bar-room stove of the old, dilapidated tavern in the ancient mining camp of Angel’s...”

The Celebrated Jumping Frog of Calaveras County
Samuel Clemens (Mark Twain), 1867

Community Identity in Angels Camp

Angel’s Camp was founded in 1848 shortly before the cry of "gold" first brought miners to storekeeper Henry Angel’s “camp.” Years later, as tradition tells it, Bennegar Rasberry’s muzzle loader jammed. Fueled perhaps by one of the region’s fermented resources, Bennegar fired into the ground splitting a stone and revealing...more gold.

From Altaville to Angels Creek and all along Main Street, the Sultana, the Angels, the Lightner, the Utica, and the Stickle filled ore carts pushed to mills where the crash of over 200 stamps reverberated each day during the quartz mining peak of the 1880’s and 90’s. Mining continued until the last of these old mines closed in 1942. It has been said that when the last stamp mill ceased operating, the town was so quiet that people could not sleep.

But the town did not remain quiet. Tourism, recreation, skiing, art, music, shopping, construction, industry, history, schools, highways, byways, streams, rivers and lakes are just a few of the things that characterize today’s Angels Camp and the surrounding landscape.

And yet today, as it was in 1867, visitors can still visit the very same Angel’s Hotel where Samuel Clemens came to visit and first heard the tale of the Celebrated Jumping Frog of Calaveras County. And most still find, as Thomas Beasley did in 1914:

It is surprising how these towns grow upon one. Already the Angel's Hotel seemed like home to me and after an excellent dinner, I joined the loungers on the side-walk and became one of a row, seated on chairs tilted at various angles against the wall of the hotel. And there I dozed, watching the passing show between dreams; for in the evening when the electric lights are on, there is a sort of parade of the youth and beauty of the town, up and down the winding street.

A Tramp Through the Bret Harte Country, 1914, by Thomas Dykes Beasley

Requirements/ Background and Setting

A Community Identity Element is an optional general plan element. The purpose of this element is to assist in the preservation of those aspects of the city's natural, scenic and cultural character that contribute to the quality of life in Angels Camp. To achieve this goal, the city is striving to establish itself as a "Healthy Community."

Healthy Community Concept

The Healthy Community Concept (also known as the Sustainable Community Concept) approach is one which attempts to:

"...involve the full diversity of communities--ordinary citizens, government, businesses, and nonprofit representatives--in long-term planning processes."¹

Healthy Communities may express their individuality in multiple ways; but generally share the following characteristics (See **Table 11-1** for a detailed description):

- Fosters commitment to place
- Promotes vitality
- Builds resilience
- Acts as a steward
- Forges connections
- Promotes equity

¹ National Civic Review, Vol. 86, No. 1, Spring 1997 *Searching for Healthy Communities: Can Search Conferences Help our Communities Get Healthy and Stay that Way?* By Monte Roulier

Table 11-1: Characteristics of a Healthy Community

(Bauen et al, 1996. Sustainable Community Checklist, Seattle: Northwest Policy Center, University of Washington)/a/

Characteristic of a Healthy Community	Checklist of Community Indicators for Characteristic
1. Fosters Commitment to Place	<ul style="list-style-type: none"> a. Has historic celebrations, festivals, fairs and community projects that build a sense of commitment to the community and its landscape b. Forums exist where diverse members of the community can come together to develop a common vision, resolve conflicts and advance mutual goals. c. Living-wage jobs are available for members of the community within a reasonable distance from home. d. Education and training are available locally that provide residents with skills they need to gain, keep or create living-wage jobs. e. Adequate affordable housing is available for the more economically vulnerable members of the community. f. Residents, including businesses and landowners are committed to the well-being of the community, its residents and the environment that sustains them.
2. Promotes Vitality	<ul style="list-style-type: none"> a. Residents purchase goods and services within the community whenever possible. b. Local businesses are innovative, keeping pace with changing market demands and technologies, ensuring their continued vitality. c. Businesses 'add value' locally to renewable natural resources (fish, timber, farm products etc.) to increase the local economic benefits from sustainable harvest levels. d. The natural system (lakes, rivers, forests, prairies, farm lands etc) that enrich the community are ecologically healthy. e. Citizens from all segments of the community are welcomed and encouraged to participate in organizations and activities that help to strengthen the community and make it a better place to live.
3. Builds Resilience	<ul style="list-style-type: none"> a. There is sufficient diversity in the local economy to help it weather downturns in individual businesses or economic sectors.

Table 11-1: Characteristics of a Healthy Community

(Bauen et al, 1996. Sustainable Community Checklist, Seattle: Northwest Policy Center, University of Washington)/a/

Characteristic of a Healthy Community	Checklist of Community Indicators for Characteristic
	<ul style="list-style-type: none"> b. Natural resource management practices maintain and promote native biological diversity, helping to maintain economic and ecological productivity over the long-term. c. Local organizations have the capacity to help the community define and advance its economic, social and environmental goals. Capacity includes effective leadership, broadened community involvement and access to information and financial resources. d. There is adequate infrastructure (water, sewer, transportation, and telecommunications) to protect public health and the environment and to support desired social and economic development. e. There are adequate social support networks—both formal and informal—that help members of the community during times of need.
4. Acts as a Steward	<ul style="list-style-type: none"> a. Water quality and quantity are adequate to meet the needs of human consumption, industry, recreation and fish and other wildlife. b. The air is clean to breathe. c. Homes and businesses practice energy conservation to reduce the economic costs and environmental impacts of energy production. d. Productive natural resource lands (including farm, forest and range lands) are protected from development to ensure continued economic and environmental benefits for future generations. e. Critical wildlife habitats and other environmentally sensitive lands (including wetlands, riparian areas and habitat for rare or threatened or endangered species) have been identified, protected and where necessary, restored. f. Community members (both residences and businesses) are taking steps to reduce, reuse and recycle solid wastes. g. There are opportunities for dialogue between citizens and owners or managers of natural resource lands whose management has significant ecological, economic and social consequences for the community.
5. Forges Connections	<ul style="list-style-type: none"> a. A community is involved in regional, watershed or ecosystem-based initiatives where such efforts are useful in

Table 11-1: Characteristics of a Healthy Community

(Bauen et al, 1996. Sustainable Community Checklist, Seattle: Northwest Policy Center, University of Washington)/a/

Characteristic of a Healthy Community	Checklist of Community Indicators for Characteristic
	<p>addressing concerns that cross multiple jurisdictions.</p> <p>b. The community has built positive relationships with outside agencies and organizations that allow it to gain access to information and technical and financial assistance.</p> <p>c. Local businesses are aware and take advantage of markets beyond the community, and of outside sources of marketing assistance, technical assistance and financing.</p> <p>d. Businesses work together when it is in their self interest to do so.</p> <p>e. Schools, hospitals and other local public organizations cooperate with one another to improve their services, create new programs or acquire needed infrastructure for the community.</p>
6. Promotes Equity	<p>a. Each resident has similar access to and opportunity to participate in community decision making processes.</p> <p>b. Social, economic and political burdens and benefits are equitably distributed among all members of the community.</p> <p>c. Activities within the community do not impose unfair burdens on people in other communities within the region, state, country and other parts of the world.</p> <p>d. Community activities and decisions consider, and seek not to jeopardize the well-being of future generations.</p> <p>e. The community practices equity in relationships to the environment by respecting other forms of life and passing on a healthy environmental legacy to the future.</p>

/a/Additional information related to Healthy Communities is found in **Appendix 11B**

The goals, policies, and implementation programs of the Angels Camp 2020 General Plan and this Community Identity Element, are intended to guide Angels Camp towards achieving the status of a Healthy Community.

GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

11A. Community Identity: General, Healthy Community, Rural Character

Goal 11A Provide a wide variety of planning tools for the preservation and enhancement of the natural, scenic and cultural resources and rural character of Angels Camp.

Policies

- 11.A.1** Integrate the varied local issues and needs of all sectors of the community (e.g., business, government, health, environment) in community design, to the maximum extent feasible.
- 11.A.2** Conserve the city's natural, scenic and cultural resources.
- 11.A.3** Encourage new development to blend with the existing landscape and streetscape.
- 11.A.4** Provide guidance to developers in the application of *Best Management Practices* for grading, vegetation retention and similar practices that may affect visual quality.
- 11.A.5** Consider aesthetics when reviewing development proposals.
- 11.A.6** Recognize and incorporate, to the maximum extent feasible, the concepts of a *Healthy Community*.
- 11.A.7** Continue to support efforts of local organizations and citizens that help make the Angels Camp a *Healthy Community*.
- 11.A.8** Strive to involve all city residents and community groups in the activities of Angels Camp's government.

Implementation Programs

11.A.a Support Programs and Efforts that Help Establish the City as a Healthy Community: Promote/Facilitate Public Participation in Local Government

Consider organizing and holding a community visioning event or series of events, forums or meetings in Angels Camp to increase citizen involvement in local government and better reflect the goals of all individuals and groups within the city. Expand city retreats or consider holding a city retreat dedicated to identifying new mechanisms for expanding citizen involvement in government and increasing coordination between city government, businesses, culture, health care organizations, educational institutions, local and regional community organizations and other components of the community.

11.A.b Prepare Illustrated Guidelines for Project Design

Prepare illustrated public handouts providing sample site layouts and building forms to assist developers and design professionals in developing landscape, vegetation retention/removal, and site plans.

Related Programs: 8Bg (Cultural Resources), 11Ac (Community Identity), 11Ad (Community Identity), 11Bc (Community Identity), 11Bd (Community Identity), 11Bg (Community Identity), 11Bh (Community Identity), 11Ca (Community Identity), 11Cb (Community Identity), 11Cc (Community Identity), 11Cd (Community Identity), 11Ce (Community Identity), 11Cg (Community Identity), 11Db (Community Identity), 11Dc (Community Identity), 11Ec (Community Identity), 11Ed (Community Identity)

11.A.c Prepare a Grading Ordinance/Promote Best Management Practices

Prepare a grading ordinance addressing: when a grading permit is required, when a grading plan shall be prepared, required contents of a grading plan, anticipated grades before and after construction, the total amount of soil to be removed, location and design of retaining walls, erosion control standards, preparation of erosion control plans, recommended erosion control methods, soil disposal, vegetation retention, revegetation, drainage, requirements for erosion and sediment control plans and other elements, as identified. The ordinance, or a companion publication (either prepared as an original publication or adopted from existing publications), should be prepared/adopted in conjunction with the grading ordinance and illustrate best management practices. Resources for *Best Management Practices* are listed in **Appendix 4C**.

Equivalent Programs: 1Cf (Land Use), 4Cf (Conservation & Open Space), 4Ga (Conservation & Open Space), 6Al (Public Safety)

11.A.d Establish Standards for Erosion and Dust Control

Establish and adopt standards for erosion and dust control to be included as conditions of approval, conditions of site development or to be otherwise attached as requirements of entitlements issued by the city, as necessary to reduce dust and erosion during construction activities. Methods to be addressed include, but are not limited to:

- a. Revegetating cut and fill slopes
- b. Hydroseeding
- c. Re-vegetation using native grasses
- d. Use of on-site water trucks or similar devices during non-precipitation periods to control dust emissions and maintain water quality during demolitions, construction, or other dust-generating activities
- e. Installation of erosion control devices (e.g., silt fences, hay bales) prior to the rainy season
- f. Measures for protecting soil stability (See **Program 6Ak**)
- g. Tire-washing stations for trucks leaving construction sites

Equivalent Programs: 1Ee (Land Use), 6Am (Safety), 9Ad (Air Quality)

Related Program: 6Ak (Safety)

11.A.e Evaluate the Need for a Right-to-Farm Ordinance

Consult with local agricultural interests to determine the need for a right-to-farm ordinance within the city or for landowners adjacent to the city. If pursued, the ordinance should include provisions for notifying landowners that they live adjacent to an agricultural operation and disclosing the nature of impacts that are present and will be protected by the ordinance (e.g., dust, smell). **Appendix 4G** provides sample ordinances.

Equivalent Programs: 1B1 (Land Use), 4Eb (Conservation & Open Space),

Related Programs: 4Ec (Conservation & Open Space), 5A1 (Noise), 12Am (Parks & Recreation)

11.A.f Establish an Annexation Plan

Consider establishing an annexation plan that addresses policies for evaluating annexation priorities and that identifies potential annexation areas, to assist in the implementation of the general plan's goals, policies and implementation programs.

Consideration should be given to annexing areas encompassing the following:

- a. Transportation corridors, including planned future by-pass routes
- b. Major intersections
- c. Land with high potential for economic development
- d. Land providing recreation and open space opportunities
- e. Natural (i.e., physical) boundaries (e.g., rivers, roads, ridges)
- f. Scenic vistas
- g. Land providing affordable housing opportunities

Decisions to pursue or not to pursue an annexation should involve consideration of potential impacts including, but not limited to:

- h. Availability and/or ability to provide water and sewer
- i. Potential to increase or decrease demands for affordable housing
- j. Ability to provide adequate police, fire, park and recreation and other city services
- k. Impacts associated with potential traffic increases

Equivalent Programs: 1Ha (Land Use), 3Ee (Circulation), 10Ai (Economic Development)

Related Programs: 7Ck (Public Facilities), 7Dc (Public Facilities), 7Ge (Public Facilities), 7If (Public Facilities)

See Also: **Map 1B** Angels Camp Primary and Secondary Spheres of Influence and **Map 1C** Angels Camp Area of Interest / Comment

11B. Community Identity: Natural Resources, Natural Setting, Landscaping, Tree Management

Goal 11B Preserve and enhance the natural and scenic resources of Angels Camp.

Policies

- 11.B.1** Conserve the city's natural, scenic and cultural resources.
- 11.B.2** Encourage new development to blend with the existing landscape and streetscape.
- 11.B.3** Conserve the scenic qualities of hillsides and hilltops.
- 11.B.4** Encourage new development to blend with the existing landscape and streetscape.
- 11.B.5** Provide guidance to developers in the application of *Best Management Practices* for grading, vegetation retention and similar practices that may affect visual quality.
- 11.B.6** Consider aesthetics when reviewing development proposals.
- 11.B.7** Protect, maintain, and enhance wildlife and trail corridors through Angels Camp (e.g., Angels Creek).

Implementation Programs

11.B.a Establish a Resources Management (RM) Land Use Designation and Maintain and Update the City's Open Space Zoning District

Establish a Resources Management (RM) General Plan Land Use Designation in the city's general plan that is compatible with an Open Space (OS) zoning district. The city's municipal code should use the Open Space (OS) zoning district to provide for conservation of biological, scenic and cultural resources. Alternative zoning districts may be developed consistent with the Resources Management (RM) General Plan Land Use Designation to address flood protection, recreation and similar uses.

Update the city's Open Space (OS) zoning district to address permitted and conditional uses, use of native plants, trail construction, and similar uses in the Open Space (OS) zoning district.

Equivalent Programs: 1Cg (Land Use), 4Di (Conservation and Open Space), 1Ca (Land Use)

Related Program: 1Aa (Land Use), 8Af (Cultural Resources), 10Ad (Economics), 11Da (Community Identity)

11.B.b Designate Resource Management & Open Space Setbacks Along Creeks

Establish an open space setback encompassing designated flood hazard areas along Angels Creek and Six Mile Creek. Designate these areas as Resource Management (RM) on the city's general plan maps and as Open Space (OS) on the city's zoning maps. Establish similar setbacks along other drainages within the city (e.g., China Gulch) or along drainages in areas that may be annexed into the city in the future.

Equivalent Programs: 1Bf (Land Use), 4Dd (Conservation & Open Space), 4Gc (Conservation & Open Space), 6Bg (Public Safety)

Related Programs: 1Be (Land Use), 4Dc (Conservation & Open Space), 4Ha (Conservation & Open Space)

11.B.c Promote the Use of Designs and Materials that Mimic Natural States for Projects Involving Drainages

Encourage the use of natural materials in the design of flood control projects, for bank stabilization, erosion control or restoration efforts along city creeks. Discourage the use of concrete channeling of existing creeks and streams. **Appendix 4C** offers a list of resources for *best management practices* for stream rehabilitation, repair and restoration.

Equivalent Program: 4Dg (Conservation & Open Space)

Related Programs: 1Ee (Land Use) 6Am (Public Safety), 9Ad (Air Quality), 11Ad (Community Identity)

11.B.d Draft a Hillside Management Ordinance

Draft a hillside management ordinance establishing acceptable hillside slope-related densities and alternatives for hillside construction standards that reduce grading and other adverse environmental impacts. The ordinance should address infill development on city lots (in particular, those lots established prior to the adoption of the city's development standards for creating new parcels) and the appropriateness of setbacks, lot sizes, road widths, road-related facilities (e.g., bike ways, sidewalks), parking standards and related development standards.

Equivalent Programs: 1Ce (Land Use), 2Bj (Housing), 3Ec (Circulation), 6Aj (Public Safety)

11.B.e Consider a Tree Management Program

Work with the community to develop a heritage tree program addressing the conservation of landmark trees within the city limits and including provisions for health and safety should such trees become hazards. Consider including trees of exceptional size, trees important in the history of Angels Camp, trees representing the oldest of their kind or similar unique attributes as heritage trees. Consider a voluntary program in which residents may enroll heritage trees with recognition by the city. In addition, consider providing information at the Community Development Department counter regarding best construction practices around oaks and other tree management guidelines.

Equivalent Programs: 4Cc (Conservation & Open Space), 9An (Air Quality), 11Be (Community Identity)

11.B.f Investigate Establishing a City Street Tree Program

Investigate establishing a city Street Tree Program that considers at least the following elements:

- a. Funding sources for long-term maintenance
- b. Identification of streets and highways subject to the city Street Tree Program
- c. Tree varieties with suitable growth patterns, that are easily maintained, minimize potential root damage to sidewalks and other infrastructure, and avoid risks to health and safety
- d. Participation by new development located along streets and highways included in the program
- e. Working with local non-profit agencies, service clubs and other volunteer organizations to assist with plantings and/or maintenance
- f. Membership in Tree City, USA and potential publicity that such participation might generate

Equivalent Program: 4Cb (Conservation & Open Space), 9Am (Air Quality)

11.B.g Consider a Vegetation & Oak Woodlands Management Program

Draft an ordinance to retain significant stands of oak woodlands, clusters of native shrubs and clusters of trees that contribute to defining the city's character. The program should establish thresholds addressing when a city permit is required for vegetation removal. The program should apply to all new development requiring a discretionary entitlement from the city. This program should not apply to vegetation removal required for fire safety as determined by the Angels Camp Fire Department or to vegetation removal required for reasons of public health and safety as determined by city officials.

Equivalent Programs: 4.C.d (Conservation & Open Space), 4.D.j (Conservation & Open Space), 4.F.d (Conservation & Open Space)

Related Programs: 4.C.c (Conservation & Open Space)

11.B.h Update the City's Landscaping Provisions/Street Trees

Update the city's landscaping provisions to incorporate:

- a. Requirements for planting street trees consistent with the provisions of Implementation **Programs 1C.b, 1.C.d, 1.C.e and 11.B.f**
- b. A list of appropriate plant species for Angels Camp (prepared in consultation with local nurseries and the United States Department of Agriculture Natural Resources Conservation Service) including trees, shrubs, vines and ground covers, and including native grasses
- c. Provisions for replacing dead or dying vegetation required pursuant to a city entitlement (including perpetual maintenance of landscaping by landowner)
- d. Mulching standards for water retention
- e. Revegetating cut and fill slopes
- f. Hydroseeding
- g. Landscaping retaining walls 4 feet or higher
- h. Irrigation alternatives, including the use of reclaimed water and "smart" irrigation systems
- i. Oak tree protection standards
- j. Additional related measures

Equivalent Program: 1Ed (Land Use)

Related Programs: 4Cb (Conservation & Open Space), 9Am (Air Quality), 11Bf (Community Identity)

11.B.i Consider Establishing Scenic Gateways/Scenic Corridors

Evaluate the potential benefits and constraints associated with designating portions of the primary transportation routes entering into the city as *scenic gateways* or *scenic corridors* as a means of establishing good “first-impressions” for visitors. Consider adopting development standards for these areas that encourage new development while addressing landscaping, vegetation retention, sign design, outdoor storage, architecture, traffic-calming, preservation of and compatibility with the city’s visual character and similar design issues.

Equivalent Programs: 1Cc (Land Use), 3Ea (Circulation), 4Ca (Conservation & Open Space), 11Cf (Community Identity)

Related Programs: 8Bw (Cultural Resources)

11C. Community Identity: Built Environment, Signs, Lighting, Parking, Transportation Design, Corridors

Goal 11C Design new development to be compatible with the natural, scenic and cultural resources and rural character of Angels Camp.

Policies

- 11.C.1** Encourage new development to blend with the existing landscape and streetscape.
- 11.C.2** Conserve the scenic qualities of hillsides and hilltops.
- 11.C.3** Encourage new development to blend with the existing landscape and streetscape.
- 11.C.4** Provide guidance to developers in the application of *Best Management Practices* for grading, vegetation retention and similar practices that may affect visual quality.
- 11.C.5** Consider aesthetics when reviewing development proposals.

Implementation Programs

11.C.a Screen Existing Outdoor Storage Areas

Identify and, where feasible, pursue funding to assist landowners in adding landscaping, wood-slatted fencing or similar devices to screen outdoor storage areas (e.g. outdoor storage of equipment, materials, parts) visible from public transportation routes.

11.C.b Eliminate Visible Storage Facilities/Mini-Storage Facilities Along State Routes 4 and 49

Amend the municipal code to prohibit mini-storage facilities adjacent to or in view of State Route 4 or State Route 49 through Angels Camp.

11.C.c Update the City's Parking Standards

Update the city's parking standards to provide specific requirements for a wide variety of land uses and to include illustrations for parking design and landscaping techniques. Incorporate standards for the location and provision of bicycle spaces, motorcycle spaces, *low-speed vehicle* spaces, compact vehicle spaces, landscaping and lighting, and pedestrian-friendly design.

Equivalent Programs: 1Ec (Land Use), 3Da (Circulation), 7Fb (Public Facilities & Services)

Related Programs: 3Db (Circulation), 3Dc (Circulation), 7Fc (Public Facilities & Services), 7Fd (Public Facilities & Services)

11.C.d Revise the City's Sign Ordinance

Amend the city's sign ordinance to eliminate inconsistencies, emphasize cohesive design for commercial centers with multiple buildings, and to include design standards reflective of the city's three distinct commercial districts [i.e., Historic Commercial District (HC), Community Commercial District (CC) and Shopping Center Commercial District (SC) as described in **Programs 1.C.a and 11.D.a**]. Specific changes include, but are not limited to: eliminating pole signs; requiring master sign plans for shopping centers; requiring master sign plans for multiple businesses in a single structure, establishing criteria for announcement signs (e.g., signs with scrolling text or changing copy), and eliminating flashing or glaring signs.

Equivalent Programs: 1Eb (Land Use), 4Ce (Conservation & Open Space)

Related Program: 8Bu (Cultural Resources)

11.C.e Develop a Master Plan for Context Sensitive Solutions - Caltrans Coordination

Use Caltrans' policy regarding *Context Sensitive Solutions* for projects involving the planning, design, maintenance and operation of State Routes 4 and 49, in order to integrate and balance community, aesthetic, historic and environmental values with transportation safety, maintenance and performance goals.

Identify locations throughout the city that might benefit from the application of *context sensitive solutions* including, but not limited to, plans for:

- a. Type, size, location and planting technique for street trees
- b. Location and design of bulbouts and pedestrian crossings
- c. Location and design of parking
- d. Locations for civic buildings and other public facilities and amenities
- e. Approaches to restoring historic buildings
- f. Location and design of transit stops and ride-share centers
- g. Lighting
- h. Street lighting
- i. Similar programs

Equivalent Programs: 1Cd (Land Use), 3Eb (Circulation), 8Ch (Cultural Resources)

11.C.f Consider Establishing Scenic Gateways/Scenic Corridors

Evaluate the potential benefits and constraints associated with designating portions of the primary transportation routes entering into the city as scenic gateways or scenic corridors as a means for establishing good “first-impressions” for visitors. Consider adopting development standards for these areas that continue to encourage new development while addressing landscaping, vegetation retention, sign design, outdoor storage, architecture, traffic-calming, preservation of and compatibility with the city’s visual character and similar design issues.

Equivalent Programs: 1Cc (Land Use), 3Ea (Circulation), 4Ca (Conservation & Open Space), 11Bi (Community Identity)

Related Programs: 8Bw (Cultural Resources)

11.C.g Underground Utilities Along Highway Corridors

Pursue funding to underground utilities along highway corridors.

11D. Community Identity: Commercial & Industrial

See also Chapter 1 (Land Use), Sections 1E and 1F

Goal 11D Design new commercial and industrial development to be compatible with the natural, scenic and cultural resources and rural character of Angels Camp.

Policies

- 11.D.1** Organize future commercial uses into planned, grouped concentrations.
- 11.D.2** Require screening and buffering of commercial developments from adjoining residential uses.
- 11.D.3** Promote integrated, rather than scattered, visitor-serving commercial developments.
- 11.D.4** Encourage new commercial development to integrate natural and cultural features into project design taking advantage of, to the maximum extent feasible, creeks, hillsides, scenic views, mature vegetation.
- 11.D.5** Require new commercial development to be designed to minimize the visual impact of parking areas from transportation routes and other land uses.
- 11.D.6** Ensure that new commercial development within historic districts is designed to be compatible with the scale and architectural style of the historic district.
- 11.D.7** Avoid degeneration of the city's commercial districts resulting from vacant large, non-historic retail facilities.
- 11.D.8** Locate new industrial development away from established residential areas.
- 11.D.9** Minimize the visibility of industrial areas from public transportation routes.
- 11.D.10** Enhance the appearance of existing industrial establishments that include extensive outdoor storage visible from public transportation routes.
- 11.D.11** Encourage new development to blend with and enhance the existing landscape and streetscape.
- 11.D.12** Encourage adaptive renovation and reuse of existing buildings.

Implementation Programs

11.D.a **Establish and Maintain Four Distinct Commercial Districts**

Establish and maintain a general plan land use designation and consistent zoning districts as necessary to distinguish four distinct commercial areas in the city:

- a. An Historic Commercial District (HC) encompassing the city's core historic district and extending to the southernmost boundary of the city's Community Commercial District (CC)
- b. A Community Commercial District (CC) emphasizing commercial service uses which serve the city's residents and job creation extending from the Historic District (HC) to the northern intersection of State Routes 4 and 49
- c. A Shopping Center Commercial District (SC) emphasizing heavy commercial uses extending north from the northern intersection of State Routes 4 and 49
- d. A Visitor Serving Commercial District (VC) emphasizing commercial services catering to visitors encompassing: a) commercially-designated land south and outside of the Historic Commercial District (HC) along State Route 49 to the south city limits and b) commercial areas located along State Route 4 east outside of the Historic Commercial District (HC) and east of the southern junction of State Routes 4/49

Ensure that zoning districts and associated development standards for each of the preceding land use designations and the design guidelines adopted in Program 11.D.b are consistent with respect to mass, scale and placement of buildings that may be built.

Equivalent Program: 1Ca (Land Use)

Related Programs: 1Aa (Land Use), 1Ca (Land Use), 1Cb (Land Use), 4Di (Conservation & Open Space), 8Af (Cultural Resources), 10Ad (Economics), 11Ba (Community Identity), 11Da (Community Identity), 11Db (Community Identity)

11.D.b Establish Design Guidelines for Each of the City's Distinct Commercial Districts

Adopt design guidelines for each of the city's distinct commercial districts [i.e., Historic Commercial District (HC), Community Commercial District (CC), Shopping Center Commercial District (SC) and Visitor Serving Commercial District (VC) as described in **Program 1.C.a**] as necessary to visually distinguish each district as a separate district. In addition to adopting building design criteria, design guidelines should address, but not be limited to: the use of street tree species and other landscaping distinct to each of the four districts; sign designs distinct to each of the four districts; lighting; art in public places; site design; parking; building form, materials and design; and architectural features that may be used to distinguish the city's four distinct commercial districts.

Ensure that the Design Guidelines are consistent with the zoning districts and development standards adopted in Program 11.D.a, with respect to mass, scale and placement of buildings that may be built.

Equivalent Program: 1Cb (Land Use)

Related Programs: 1Ca (Land Use), 11Da (Community Identity)

11.D.c Continue to Maintain and Update Commercial Development Standards to be Used in the Development Review Process

Continue to maintain and update the city's landscaping, architectural, sign and parking design criteria and apply them through the city's development review process.

11.D.d Consider Adopting Bonding Standards for Non-Historic Large Retail Facilities

Consider adopting a provision in the City of Angels Municipal Code to require bonding for large retail facilities sufficient to fund the removal of non-historic large, vacant retail space and adaptive reuse of large buildings and spaces should they become vacant.

Equivalent Program: 1Eg (Land Use), 10An (Economic Development)

Related Program: 1Eh (Land Use), 10Am (Economic Development), 11.D.e (Community Identity)

11.D.e Provide a Community Forum to Establish Large Retail Facility Design Guidelines

Provide a public forum (i.e., public meeting or community committee) to address non-historic large retail facilities and identify guidelines for design, permitting and regulatory guidelines desirable for these facilities.

Equivalent Program: 1Eh (Land Use), 10Am (Economic Development)

Related Programs: 1Ca (Land Use), 1Cb (Land Use), 1Eg (Land Use), 10An (Economic Development), 11Da (Community Identity), 11Db (Community Identity), 11Dd (Community Identity)

11.D.f Encourage the Relocation and Concentration of Existing Industrial Uses to Industrial Parks

Establish an incentive program for existing industrial developments within the city limits, or for quasi-industrial developments with extensive outside storage visible from public transportation routes, to relocate to newly established business and industrial parks within the city in conjunction with the establishment of new business or industrial parks within the city limits.

Related Programs: 1Fa (Land Use), 10Af (Economic Development)

11E. Community Identity: Cultural Resources, History & the Historic District

See also: Chapter 8 (Cultural Resources Element)

Goal 11E Preserve and enhance the cultural resources and historic context of Angels Camp and continue to recognize the city's history and cultural resources as an essential component of its community identity.

Policies

11.E.1 Conserve the city's natural, scenic and cultural resources.

11.E.2 Encourage adaptive renovation and reuse of existing buildings.

Implementation Programs

11.E.a **Retain and Enhance Historic District Vitality**

In cooperation with the Angels Camp Business Association (ACBA), or related organizations, prepare a plan to retain and enhance the vitality of the Angels Camp historic district. Identify potential funding sources and programs to encourage the continued vitality of the downtown district. Consider redevelopment to assist in funding programs. Specific activities should include, but not be limited to:

- a. Live entertainment
- b. Farmers' Markets/Vintners' Market
- c. Introducing a pedestrian mall to downtown (e.g., along Bird's Way)
- d. Art in public places
- e. Enhancing pedestrian access to and along Angels Creek
- f. Attracting additional hotel/motel accommodations
- g. Retention or re-introduction of some community services and traditional retail services to downtown (e.g., government services, small grocery store, post office)
- h. Supporting programs to reduce the number of trucks traveling through downtown

Equivalent Program: 4Fb (Conservation & Open Space)

Related Programs: 8Cd (Cultural Resources), 10Cd (Economic Development), 11Ee (Community Identity), 12Cg (Parks & Recreation)

11.E.b Preserve Cultural Resources

Implement the programs contained in **Chapter 8** of the Angels Camp 2020 General Plan (Cultural Resources) to preserve cultural resources.

11.E.c Prepare Design Guidelines for the Preservation of Historic Resources

Prepare and adopt illustrated Angels Camp Historic Design Guidelines that articulate the design goals for the preservation of historic resources, including historic districts, and ensure that development within the historic district is designed to be compatible with the character, scale and architectural style of the district. Provide guidance that will ensure the maintenance of the historic and architectural character and integrity of the resources and surrounding areas. The design guidelines should include the following:

- a. Guidelines that specifically address the character and design of specific building types as well as neighborhoods and districts
- b. Adoption of the *Secretary of the Interior's Standards for the Treatment of Historic Properties* as a guide for evaluating development proposals including, but not limited to, restoration, rehabilitation, or alteration of, and additions to, existing historic structures (**Appendix 8A**)
- c. Adoption of design criteria for landscaping, lighting, signage, and the design of new buildings and structures located within an historic district or located outside of an historic district but adjacent to a cultural resource

Equivalent Programs: 1Ci (land Use), 8Bg (Cultural Resources)

11.E.d Update Development Standards for the Historic District

Revise existing development standards in the historic district as necessary to achieve compatibility with the character, scale and architectural style of the district. Revisions should include, but not be limited to, a review of dimensional limitations (e.g., building height).

Equivalent Programs: 1Ch (Land Use), 8Bh (Cultural Resources)

Related Programs: 1Ci (Land Use), 11Ec (Community Identity), 8Bg (Cultural Resources), 8Bi (Cultural Resources), 8Bj (Cultural Resources), 8Bs (Cultural Resources), 8Bt (Cultural Resources), 12Cb (Parks & Recreation)

11.E.e Support and Promote Events Celebrating the City's Culture, History, Industries, Recreational Opportunities and Natural Resources

Continue to support and promote public activities and events celebrating the city's culture, history, industries, recreational opportunities, arts and natural resources. Support and promote events that bring visitors and residents downtown, further the economic development objectives of the city, and are compatible with the city's community character including, but not limited to:

- a. Events recognizing and celebrating the city's historic sites, structures, people, culture and events
- b. Events recognizing the city's literary history
- c. Calaveras County Frog Jump
- d. Fishing tournaments (e.g., bass tournaments), triathlons, fun-runs, biking tournaments and other recreational events
- e. Events recognizing the city and region's historic industries (e.g., mining, timber harvesting)

Equivalent Programs: 4Ae (Conservation & Open Space), 4Fc (Conservation & Open Space), 8Cd (Cultural Resources), 10Cd (Economic Development), 12Cg (Parks & Recreation)

Related Programs: 2Aa (Housing), 3Cd (Circulation), 10Ab (Economic Development), 10Ao (Economic Development), 11Ea (Community Identity)